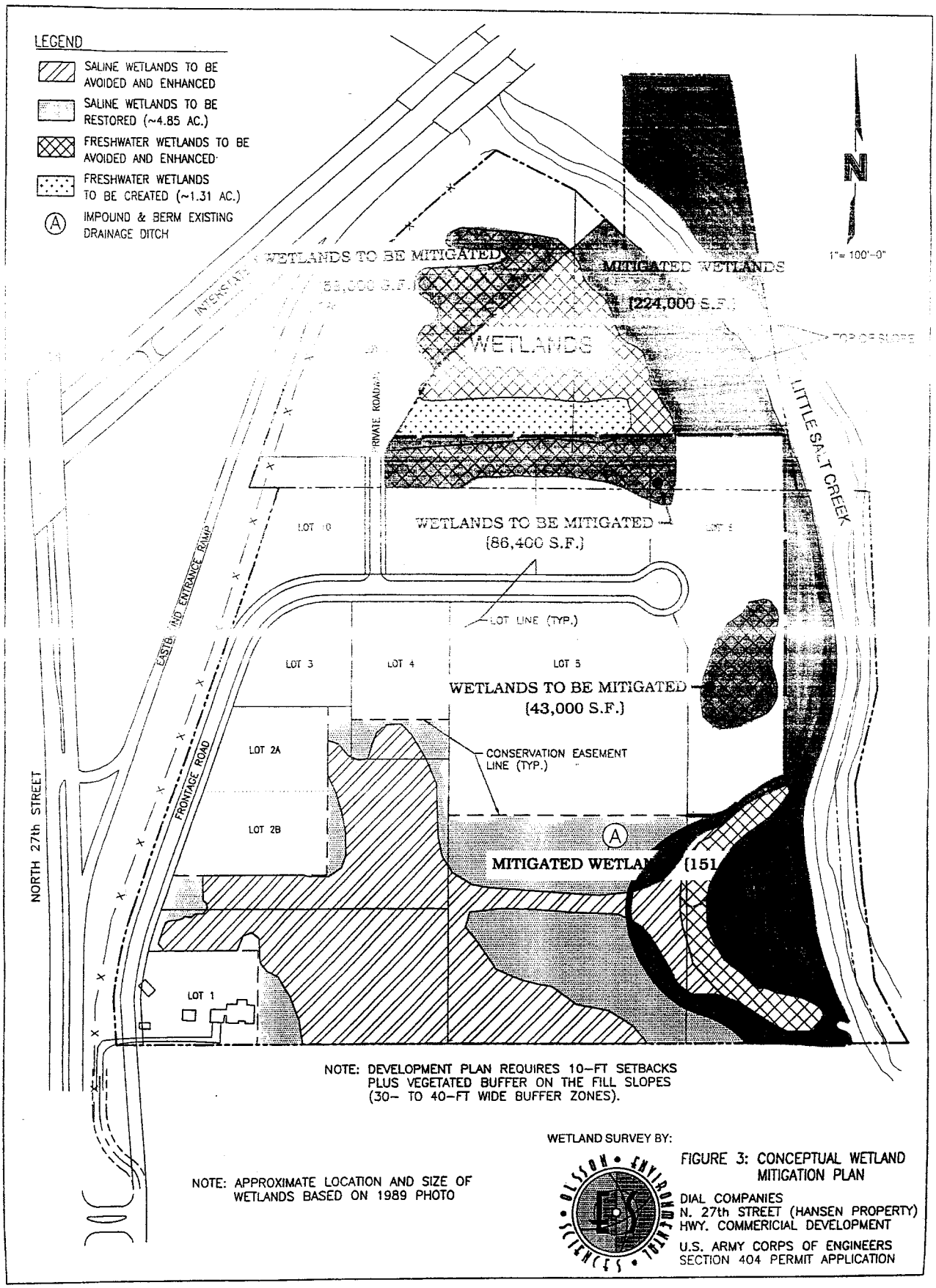


NOTE: DEVELOPMENT PLAN REQUIRES 10-FT SETBACKS PLUS VEGETATED BUFFER ON THE FILL SLOPES (30- TO 40-FT WIDE BUFFER ZONES).

NOTE: APPROXIMATE LOCATION AND SIZE OF WETLANDS BASED ON 1989 PHOTO

WETLAND SURVEY BY:

ESS • ENVIRONMENTAL SCIENCES • OLSSON

FIGURE 3: CONCEPTUAL WETLAND MITIGATION PLAN

DIAL COMPANIES
N. 27th STREET (HANSEN PROPERTY)
HWY. COMMERICIAL DEVELOPMENT

U.S. ARMY CORPS OF ENGINEERS
SECTION 404 PERMIT APPLICATION

SPECIAL CONDITIONS

(1) Construction activities should employ controls to reduce the sediment concentration of any water returning to the stream or river. This includes revegetating the banks and maintaining this condition.

(2) As referenced in the mitigation chart on Page 2 and further description on Page 3 of the June 1, 1998 letter from Amy Zlotsky of Olsson Environmental Sciences, the mitigation will include restoration of no less than 6.23 acres of Category I Saline wetlands, enhancement of no less than 11.90 acres of Category I Saline wetlands, and creation of no less than 1.32 acres of freshwater Category III wetlands on saline soils. Development of the mitigation requirement will be as follows:

a. Constructing an earthen berm across the existing ditch to reconnect the seep area on the north side of the ditch with the rest of the saline wetlands, thus restoring and enhancing Category I saline wetlands,

b. Scraping down the upland areas on the north and south sides of the ditch just upgradient of the proposed berm to match the grade of the adjacent existing saline wetlands, thus expanding the Category I saline wetlands by an estimated 5.57 acres,

c. Scraping down the four small upland areas surrounding the north and west sides of the existing saline wetlands to match the grade of the adjacent wetlands, thus expanding the Category I saline wetlands by an estimated total of 0.88 acres,

d. Scraping down the "finger-shaped" upland area located within the freshwater wetlands on the northern portion of the site to match the grade of the adjacent wetlands, thus expanding the Category III wetlands on saline soils by an estimated 1.31 acres,

e. Leaving a 10-ft offset between the outer limits of the wetlands and the placement of fill (note that fill slopes for development lots will be approximately 20- to 30-ft long), that will result in the creation of 30- to 40-ft wide buffer strips between the development and both the saline and freshwater wetlands,

f. Routing stormwater runoff around the saline wetlands to avoid freshwater dilution,

g. Using erosion control fencing and straw bales and other practical/suitable BMP's during the development construction, and

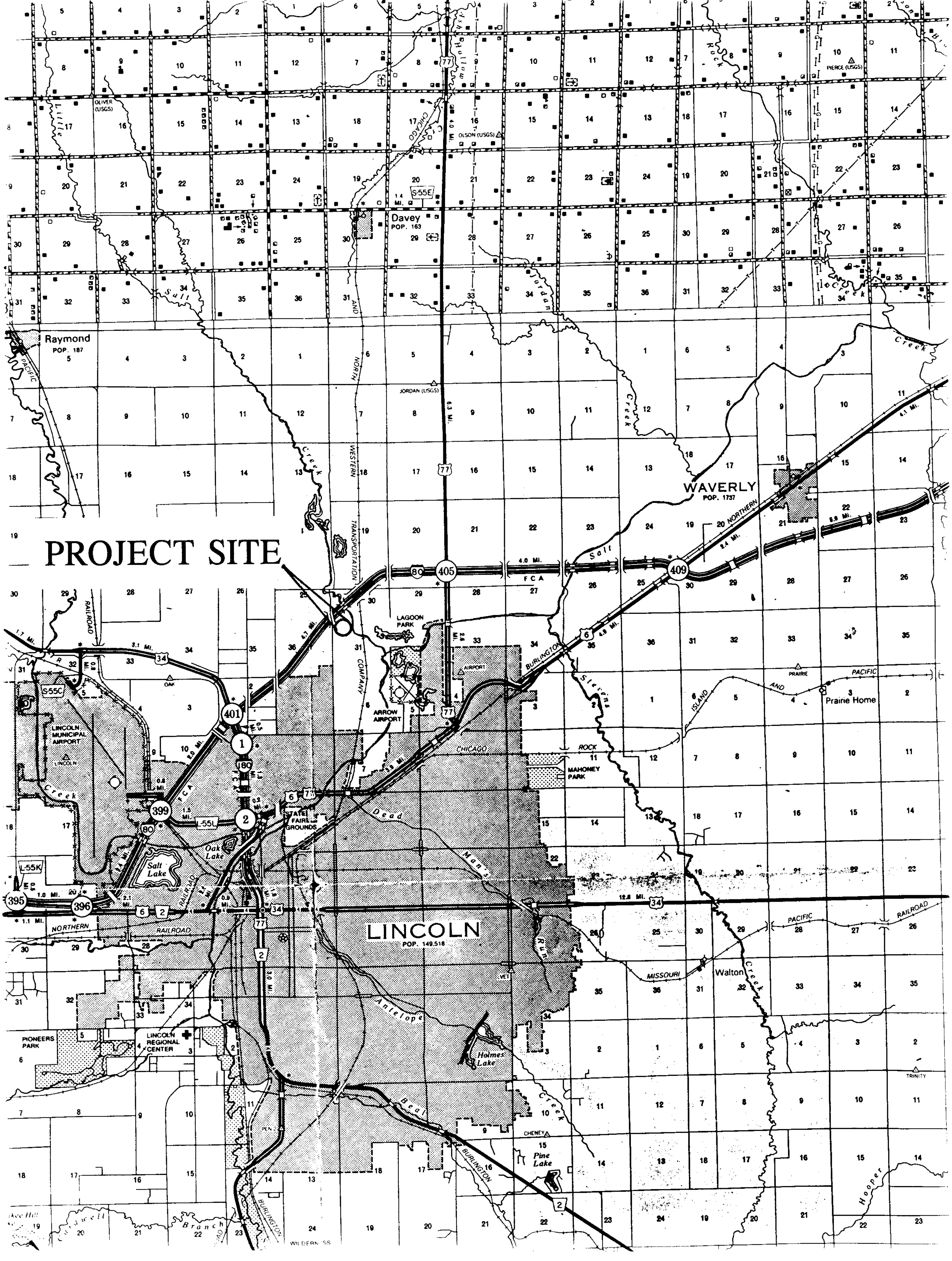
e. Granting perpetual conservation easements for all of the Category I saline wetlands on the Hansen property to Lower Platte South Natural Resources District for inclusion in the adjacent 99-acre Whitehead wetland restoration site. This would create an even larger natural area for use by the public.

(3) Vegetation growth that would diminish shorebird use is to be controlled by one or more of the following three options:

a. Rotational grazing

b. Mowing

c. Manipulation of water levels



PROJECT SITE
LINCOLN
POP. 149,518
WAVERLY
POP. 1737
Raymond
POP. 187
Davey
POP. 163
Prairie Home
Walton
LINCOLN MUNICIPAL AIRPORT
LAGOON PARK
ARROW AIRPORT
STATE FAIR GROUNDS
MAHONEY PARK
PIONEERS PARK
LINCOLN REGIONAL CENTER
Salt Lake
Oak Lake
Holmes Lake
Pine Lake
Salt Creek
Stevens Creek
Dead Mans Run
Antelope
Beal
Rock Creek
Little Salt
Jordan Creek
Oak Creek
Hooper
Branch
WESTERN TRANSPORTATION COMPANY
NORTH
CHICAGO
BURLINGTON
NORTHERN RAILROAD
PACIFIC
ISLAND
MISSOURI PACIFIC RAILROAD
FCA
S-55E
S55C
L-55L
L55K
OLIVER (USGS)
OLSON (USGS)
PIERCE (USGS)
JORDAN (USGS)
PRAIRIE
TRINITY
CHENEY
AIRPORT
OAK
LINCOLN
VET
PEN
WILDERNESS